

## **FIELD OBSERVATION REPORT HARBOUR POINT GARDENS**

**Project:**  
Harbour Point Gardens  
138-188 Delaware Avenue, Troy, NY

**Project No.:** CZ321AW.14  
**Date Issued:** 07/06/2023

**Owner:**  
Lexington Property Group

**Engineer:**  
Westshore Design Engineers  
100 Great Oaks Blvd. Suite 115  
Albany, NY 12203

<b>Date:</b>	07/06/2023	
<b>Time:</b>	11:00 AM	
<b>Weather:</b>	Sunny	
<b>Temp, °F</b>	90 °F	
<b>Present:</b>	Lanson A. Cosh PE	LaBella Associates
	Chris Nolin	City of Troy
	Jesse Ordansky	City of Troy
	Rob Howard	Lexington Property Group
	Additional	Owner's representatives

### **WORK IN PROGRESS:**

Brick removal, temporary weather enclosure.

### **FIELD OBSERVATIONS:**

While on site we observed and discussed the following conditions (see Appendix A attached for photographic log of conditions):

1. Brick removal and temporary weather protection was ongoing during the site visit. Reference Photographs #1-7.
2. Damaged sheathing and / or framing was observed at various locations including behind temporary weather protection. Reference Photographs #2-5.
3. Damaged electrical service was observed at building 138-142. Reference Photograph #6. We understand electric service was shut off to the building by the utility.
4. Unsecured windows were observed behind temporary weather protection. Reference Photograph #7.



## RECOMMENDATIONS:

While on site we discussed and recommended the following:

1. Demolition work is ongoing under emergency authorization. A formal permit application for demolition has not yet been filed. The City is allowing the demolition and temporary enclosure work to continue; however, insurance and worker's compensation documentation must be provided to the City immediately. Otherwise, a stop work order may be issued.
2. To allow occupants to return to the units the following conditions shall be satisfied:
  - a. Unsafe conditions must be removed (i.e. unstable bricks removed or stabilized).
  - b. The units must be made temporarily fit for occupancy. This generally includes providing the minimum features for occupancy as defined by the 2020 NYS Property Maintenance Code. As it relates to our understanding of this project, at a minimum, this includes:
    - i. Restoring power (following inspections by qualified inspectors)
    - ii. Providing temporary weather protection
    - iii. Restoring light, ventilation and egress (i.e. operable windows)
  - c. A certified letter from a qualified design professional shall be submitted to the City. This letter shall indicate which units have been made safe and fit for occupancy. Once this letter is received, the City will schedule an inspection, and if deemed appropriate, placards removed. This may be phased by building or by unit as deemed appropriate by the owner's qualified professional.
3. The repair work is subject to a building permit issued by the City of Troy. Prior to commencing repairs, a building permit must be obtained. This will require certified construction documents associated with repair / replacement of damaged / missing insulation, sheathing, framing, flashing, fenestration, trim, finishes, electrical systems, roof drainage systems, soffits, etc. as required by the 2020 NYS Existing Building Code.

Observations made on behalf of the municipality are intended to serve as an extension of the municipal code enforcement team. Recommendations are intended to support enforcement of the 2020 NYS Uniform Code only and are not intended to provide professional consulting / design support to owners, contractors or be construed to imply acceptance of liability associated with conditions and construction on site. It is the responsibility of the owner to engage qualified design professionals and Contractors as required to successfully complete the project and to obtain all required permits.

Respectfully submitted,  
LABELLA ASSOCIATES, D.P.C.

Lanson A Cosh PE, NYSCCEO  
Senior Structural Engineer

Attachments: Appendix A – July 6, 2023 Photographic Log



Photograph (1): Brick removal and temporary weather protection ongoing. Representative condition.



Photograph (2): Missing or damaged sheathing and framing behind temporary weather protection. Representative condition.



Photograph (3): Missing or damaged sheathing and framing behind temporary weather protection. Representative condition.



Photograph (4): Missing or damaged sheathing and framing behind temporary weather protection. Representative condition.



Photograph (5): Missing or damaged sheathing and framing (red arrow) and penetration through wall assembly with damaged interior finishes (yellow arrow). Representative condition.



Photograph (6): Damaged electric service.



Photograph (7): Unsecured window. Representative condition.